174.0	0008	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	601,000	/	601,000
USE VALUE:	601,000	/	601,000
ASSESSED:	601,000	/	601,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILL LORI
Owner 2:	
Owner 3:	
Street 1:	44 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CANNISTRARO CARMEN A--ETAL -
Owner 2:	CANNISTRARO IRENE M -
Street 1:	9 NORTON ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	199,900		401,100	601,000
Total Card	0.117	199,900		401,100	601,000
Total Parcel	0.117	199,900		401,100	601,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.98 | /Parcel: 476.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116635
GIS Ref:
GIS Ref:
Insp Date: 07/03/18

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,900	0	5,100.	401,100	601,000	601,000	Year End Roll	12/18/2019
2019	101	FV	177,400	0	5,100.	395,400	572,800	572,800	Year End Roll	1/3/2019
2018	101	FV	177,400	0	5,100.	303,700	481,100	481,100	Year End Roll	12/20/2017
2017	101	FV	177,400	0	5,100.	286,500	463,900	463,900	Year End Roll	1/3/2017
2016	101	FV	177,400	0	5,100.	263,600	441,000	441,000	Year End	1/4/2016
2015	101	FV	176,500	0	5,100.	246,400	422,900	422,900	Year End Roll	12/11/2014
2014	101	FV	176,500	0	5,100.	226,900	403,400	403,400	Year End Roll	12/16/2013
2013	101	FV	176,500	0	5,100.	226,900	403,400	403,400		12/13/2012

!13585!

PRINT

Date	Time
12/11/20	03:31:05

LAST REV

Date	Time
07/30/18	11:23:38

apro

PAT ACCT. 13585

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANNISTRARO CAR	1378-6		11/30/2009	Family	100	No	No		
	1070-121		6/1/1990		100	No	No		A

USER DEFINED

Prior Id # 1:	116635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	163	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/20/2000	Missed Appt.	263	PATRIOT
12/15/1999	Measured	163	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	6									401,100						401,100	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,100 | Spl Credit | Total: 401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	75600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289662
Depreciation:	89795
Depreciated Total:	199867

COMMENTS

OF=TOILET BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB		

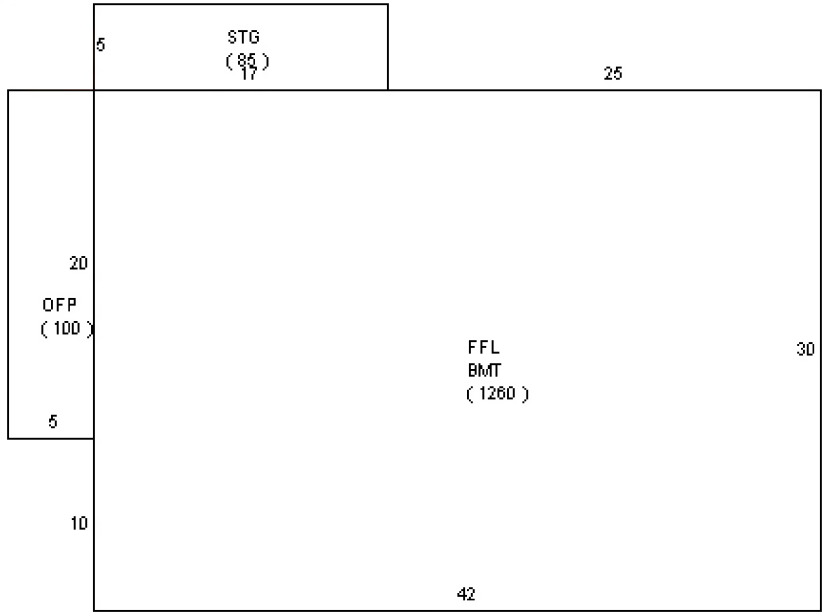
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	38.470	48,474
FFL	First Floor	1,260	128.240	161,579
OFP	Open Porch	100	33.000	3,300
STG	Storage	85	8.350	710
	Net Sketched Area:	2,705	Total:	214,063
Size Ad	1260	Gross Are	2705	FinArea 1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	73.90
Final Total:	199900	Val/Su SzAd	158.65

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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